

Preliminary land Use Service (PLUS)

Delaware State Planning Coordination

540 S. DuPont Highway • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this "PLUS application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain.** Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

www.state.de.us/planning
www.dnrec.state.de.us/dnrec2000/
www.dnrec.state.de.us/DNRECeis/
datamil.udel.edu/
www.state.de.us/deptagri/

1. Project Title/Name: Villages of Noble's Pond

2. Location: Kent County, Delaware

3. Parcel Identification #: 3-00-05600-01-1200-00001

4. County or Local Jurisdiction Name: Kent County

5. Owner's Name: T. Noble Jarrell

Address: 546 Troon Road

City: Dover

State: DE

Zip: 19904-2345

Phone: 302-736-1012

Fax:

Email:

6. Applicant's Name: Regal Builders (Attn: Harry Miller)

Address: 23 Holland Court

City: Dover

State: DE

Zip: 19901

Phone: 302-736-5000/610-518-2400

Fax: 302-736-5290

Email: hmliller@separe.com

7. Engineer/Surveyor Name: ESP Design Services, Inc.

Address: 803 N. Salisbury Blvd., Suite 2300

City: Salisbury

State: MD

Zip: 21801

Phone: 410-572-8833

Fax: 410-341-3970

Email:

JSHart@ESPDesignServices.com

8. **Please Designate a Contact Person, including phone number, for this Project: J. Stacey Hart, P.E. 410-572-8833**

Information Regarding Site:	
9. Area of Project(Acres +/-): 343.86	
10. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input type="checkbox"/> Community <input type="checkbox"/> Developing <input type="checkbox"/> Environmentally Sensitive <input checked="" type="checkbox"/> Secondary Developing <input type="checkbox"/> Rural	
11. If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications. N/A	
12. Present Zoning: AR	13. Proposed Zoning: AR
14. Present Use: Agricultural	15. Proposed Use: Residential (Retirement Community)
16. If known, please list the historical and former uses of the property , and any known use of chemicals or hazardous substances: Farm/Hunting Property with Private Airstrip	
17. Comprehensive Plan recommendation: If in the County, which area, according to their comprehensive plan, is the project located in: New Castle <input type="checkbox"/> Kent <input checked="" type="checkbox"/> Sussex <input type="checkbox"/> Suburban <input type="checkbox"/> Inside growth zone <input checked="" type="checkbox"/> Town Center <input type="checkbox"/> Suburban reserve <input type="checkbox"/> Outside growth zone <input type="checkbox"/> Developing <input type="checkbox"/> Other <input type="checkbox"/> Environ. Sensitive Dev. District <input type="checkbox"/> Low Density <input type="checkbox"/>	
18. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Tidewater Utilities What is the estimated water demand for this project? ± 258,000 gpd How will this demand be met? Tidewater	
19. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Kent County Department of Public Works	
20. If a site plan please indicate gross floor area: N/A	
21. If a subdivision: <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Mixed Use	
22. If residential, indicated the number of number of Lots/units: 1031 Gross Density of Project: 3 Net Density 4.6 Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..	

23. If residential, please indicate the following:

Number of renter-occupied units:

Number of owner-occupied units: 1031

Target Population (check all that apply):

Renter-occupied units

☐ Family

☒ Active Adult (check only if entire project is restricted to persons over 55)

Owner-occupied units

☐ First-time homebuyer – if checked, how many units

☐ Move-up buyer – if checked, how many units

☐ Second home buyer – if checked, how many units

☒ Active Adult (Check only if entire project is restricted to persons over 55)

24. Present Use: % of Impervious Surfaces: .004
Square Feet: 60,000

Proposed Use: % of Impervious Surfaces: +/- 50%
Square Feet: 7,489,000

25. What are the environmental impacts this project will have?

How much forest land is presently on-site? 155 acres How much forest land will be removed? 60 acres

Are there known rare, threatened, or endangered species on-site? ☐ Yes ☒ No

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? ☐ Yes ☒ No

Does it have the potential to impact a sourcewater protection area? ☐ Yes ☒ No

26. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? ☐ Yes ☒ No

Will this project contribute more rainwater runoff to flood hazard areas than prior to development? ☐ Yes ☒ No If "Yes," please include this information on the site map.

27. Are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? ☒ Yes ☐ No

Are the wetlands: ☐ Tidal Acres
☒ Non-tidal Acres 70

If "Yes", have the wetlands been delineated? ☒ Yes ☐ No

Has the Army Corp of Engineers signed off on the delineation? ☐ Yes ☒ No

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? ☒ Yes ☐ No If "Yes", describe the impacts: roadway crossings, stormwater management, and utility crossings

Will there be ground disturbance within 100 feet of wetlands ☒ Yes ☐ No

28. Are there streams, lakes, or other natural water bodies on the site? ☒ Yes ☐ No

If the water body is a stream, is it: ☒ Perennial (permanent) ☐ Intermittent ☐ Ephemeral (Seasonal)

If "Yes", have the water bodies been identified? ☒ Yes ☐ No

Will there be ground disturbance within 100 feet of the water bodies ☒ Yes ☐ No If "Yes", please describe :
Construction of new ponds, culverts and lot grading

29. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)?

☒ Yes ☐ No

If yes, please list name: Fork Branch

30. List the proposed method(s) of stormwater management for the site: retention ponds, grass channels, inlets & culverts

Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.): Existing ponds, ditches and Fork Branch

Will development of the proposed site create or worsen flooding upstream or downstream of the site? ☐ Yes ☒ No

31. Is open space proposed? ☒ Yes ☐ No If "Yes," how much? 95 Acres 4,138,200 Square Feet

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? passive rec, swm, and wildlife habitat. A clubhouse is proposed too.

Where is the open space located? scattered throughout the site around wooded areas and wetlands

Are you considering dedicating any land for community use (e.g., police, fire, school)? ☐ Yes ☒ No

32. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? ☐ Yes ☒ No If "Yes," what are they?

33. Is any developer funding for infrastructure improvement anticipated? ☒ Yes ☐ No If "Yes," what are they?

Entrance / Road Widening

34. Are any environmental mitigation measures included or anticipated with this project? ☒ Yes ☐ No

Acres on-site that will be permanently protected 70 +/- acres of wetlands

Acres on-site that will be restored

Acres of required wetland mitigation 3 – 4 acres

Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed retention ponds, grass channels, vegetative buffers

Buffers from wetlands, streams, lakes, and other natural water bodies 25' vegetative from top of bank

35. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? ☐ Yes ☒ No

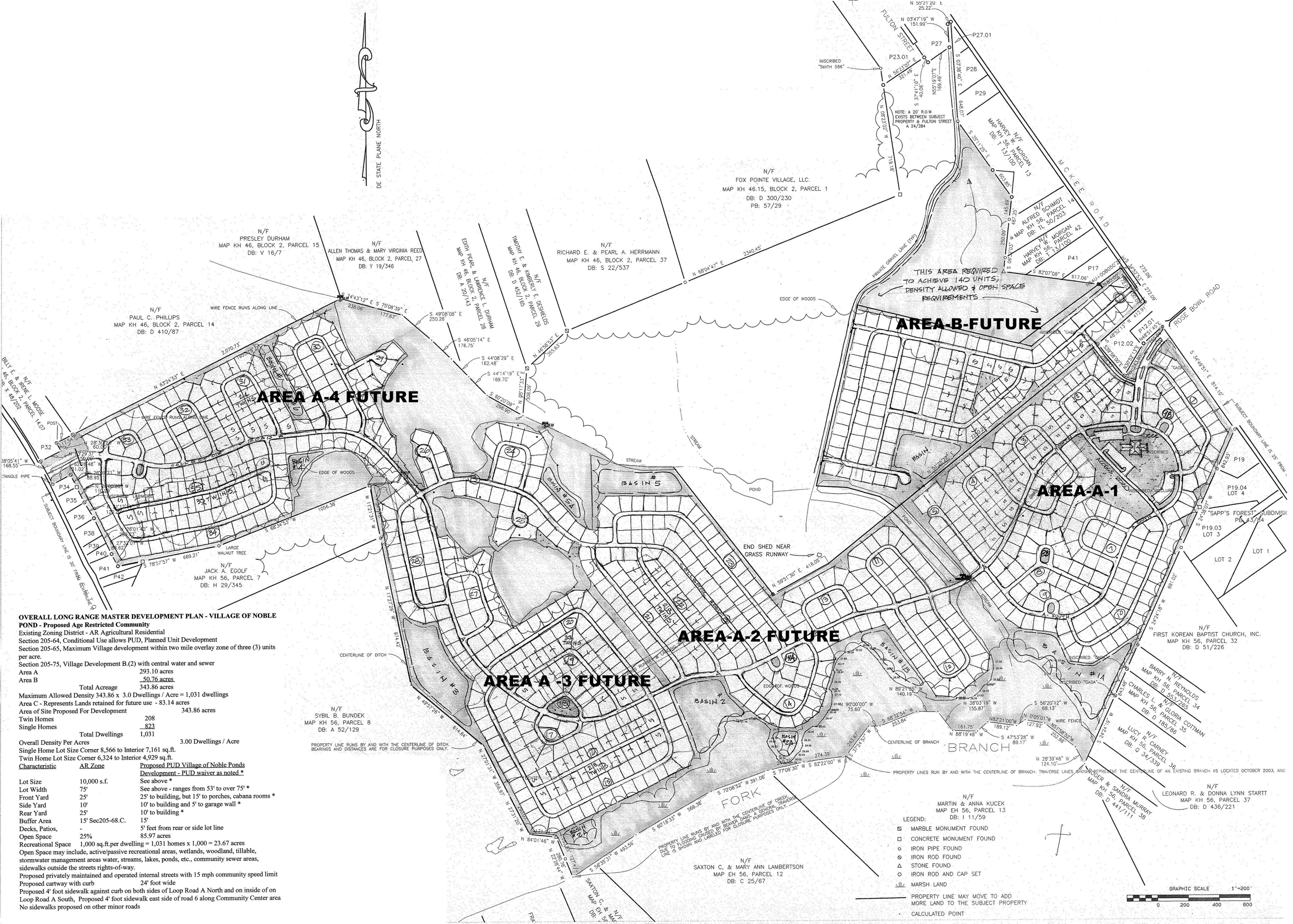
36. Will this project generate additional traffic? ☒ Yes ☐ No

How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume the peak season 465

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 0.5%

37. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders. McKee Road – 2 lanes, 24' paving with 4' shoulders. Kenton Road – 2 lanes, 22' paving with 4' shoulders

38. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
39. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections. N/A
40. Are there existing or proposed sidewalks? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No; bike paths <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Is there an opportunity to connect to a larger bike/pedestrian network? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
41. Is this site in the vicinity of any known historic/cultural resources or sites <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Has this site been evaluated for historic and/or cultural resources? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Will this project affect, physically or visually, any historic or cultural resources? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," please indicate what will be affected (Check all that apply) <div style="margin-left: 20px;"> <input type="checkbox"/> Buildings/Structures (house, barn, bridge, etc.) <input type="checkbox"/> Sites (archaeological) <input type="checkbox"/> Cemetery </div> Would you be open to a site evaluation by the State Historic Preservation Office? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
42. Are any federal permits, licensing, or funding anticipated? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (Army Corps of Engineers)
43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please List them:
44. Please make note of the time-line for this project: 10 years
I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge. <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> _____ Signature of property owner or contract buyer </div> <div style="width: 45%;"> _____ Date </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> _____ Signature of Person completing form (If different than property owner) </div> <div style="width: 45%;"> _____ Date </div> </div>
This form should be returned to the Office of State Planning electronically at Dorothy.morris@state.de.us along with an electronic copy of any site plans and development plans for this site. Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. A signed copy should be forwarded to the Office of State Planning, 540 S. DuPont Highway, Ste. 7, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. Please be sure to note the contact person so we may schedule your request in a timely manner.



OVERALL LONG RANGE MASTER DEVELOPMENT PLAN - VILLAGE OF NOBLE POND - Proposed Age Restricted Community

Existing Zoning District - AR Agricultural Residential
Section 205-64, Conditional Use allows PUD, Planned Unit Development
Section 205-65, Maximum Village development within two mile overlay zone of three (3) units per acre.
Section 205-75, Village Development B.(2) with central water and sewer

Area A	293.10 acres
Area B	50.76 acres
Total Acreage	343.86 acres

Maximum Allowed Density 343.86 x 3.0 Dwellings / Acre = 1,031 dwellings
Area C - Represents Lands retained for future use - 83.14 acres

Area of Site Proposed For Development	343.86 acres
Twin Homes	208
Single Homes	823
Total Dwellings	1,031

Overall Density Per Acres 3.00 Dwellings / Acre
Single Home Lot Size Corner 8,566 to Interior 7,161 sq.ft.
Twin Home Lot Size Corner 6,324 to Interior 4,929 sq.ft.

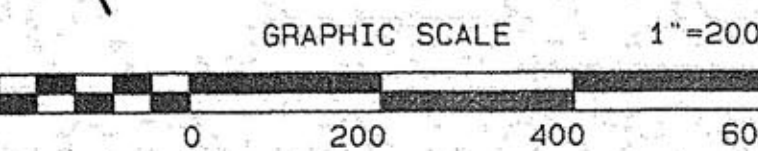
Characteristic	AR Zone	Proposed PUD Village of Noble Ponds Development - PUD waiver as noted *
Lot Size	10,000 s.f.	See above *
Lot Width	75'	See above - ranges from 53' to over 75' *
Front Yard	25'	25' to building, but 15' to porches, cabana rooms *
Side Yard	10'	10' to building and 5' to garage wall *
Rear Yard	25'	10' to building *
Buffer Area	15' Sec205-68.C.	15'
Decks, Patios,	-	5' feet from rear or side lot line
Open Space	25%	85.97 acres
Recreational Space	1,000 sq.ft.per dwelling = 1,031 homes x 1,000 = 23.67 acres	
Open Space may include,	active/passive recreational areas, wetlands, woodland, tillable, stormwater management areas water, streams, lakes, ponds, etc., community sewer areas, sidewalks outside the streets rights-of-way.	
Proposed privately maintained and operated internal streets with 15 mph community speed limit		
Proposed cartway with curb	24' foot wide	
Proposed 4' foot sidewalk against curb on both sides of Loop Road A North and on inside of on Loop Road A South, Proposed 4' foot sidewalk east side of road 6 along Community Center area		
No sidewalks proposed on other minor roads		

LEGEND:

- MARBLE MONUMENT FOUND
- CONCRETE MONUMENT FOUND
- IRON PIPE FOUND
- IRON ROD FOUND
- △ STONE FOUND
- IRON ROD AND CAP SET
- ||||| MARSH LAND



PROPERTY LINE MAY MOVE TO ADD MORE LAND TO THE SUBJECT PROPERTY

* CALCULATED POINT







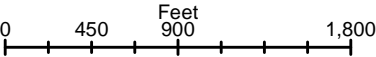
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Villages of Noble's Pond
2004-03-05

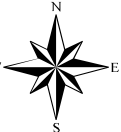
-  Project Area
-  Municipalities
-  Public-Owned
-  Ag District
-  Purchased Dev. Rights

State Strategy Level

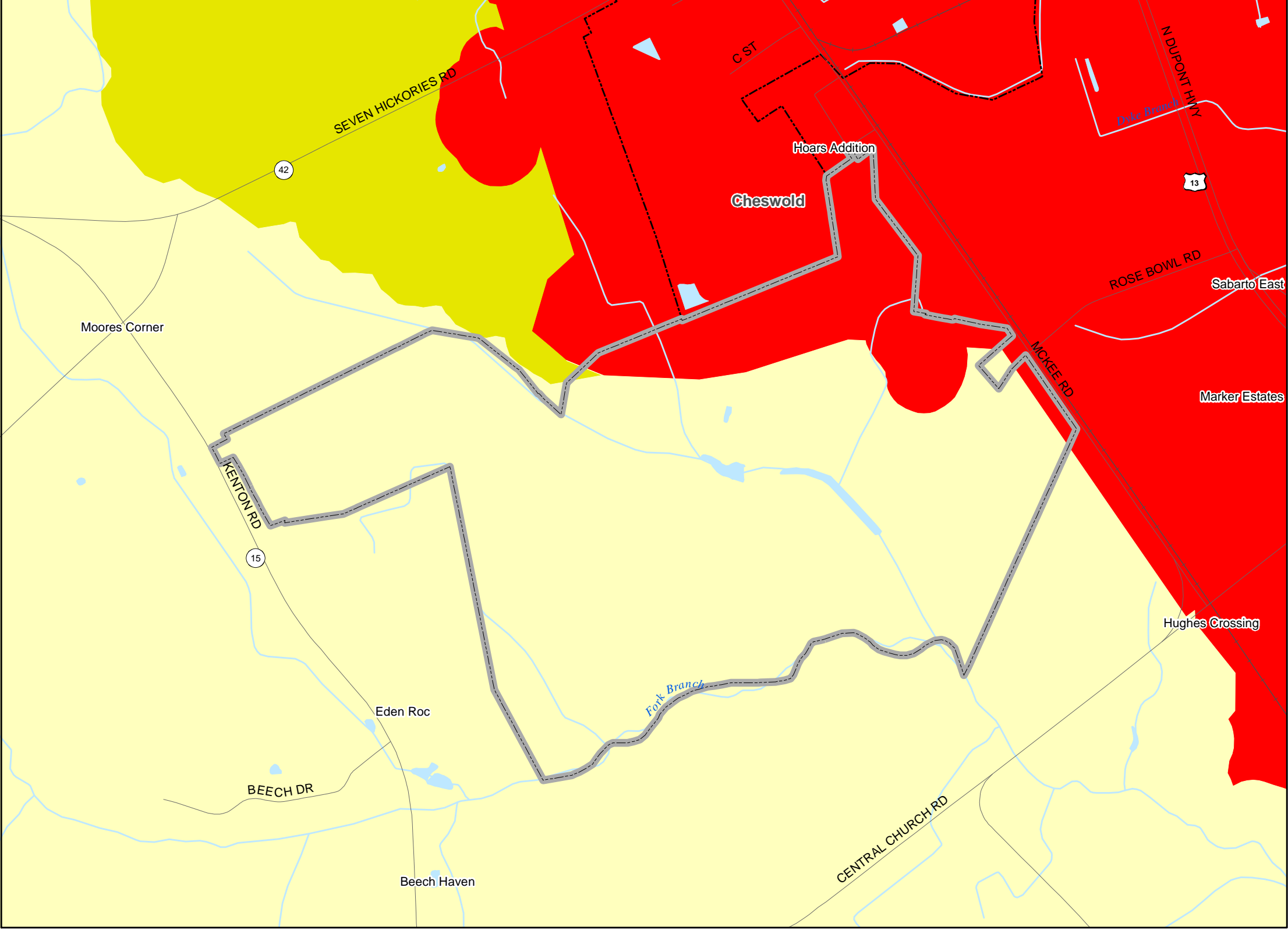
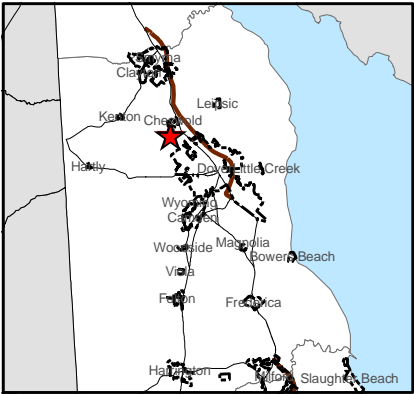
-  Community
-  Developing Area
-  Secondary
-  Sensitive Rural



1:12,000



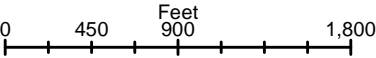
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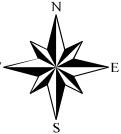
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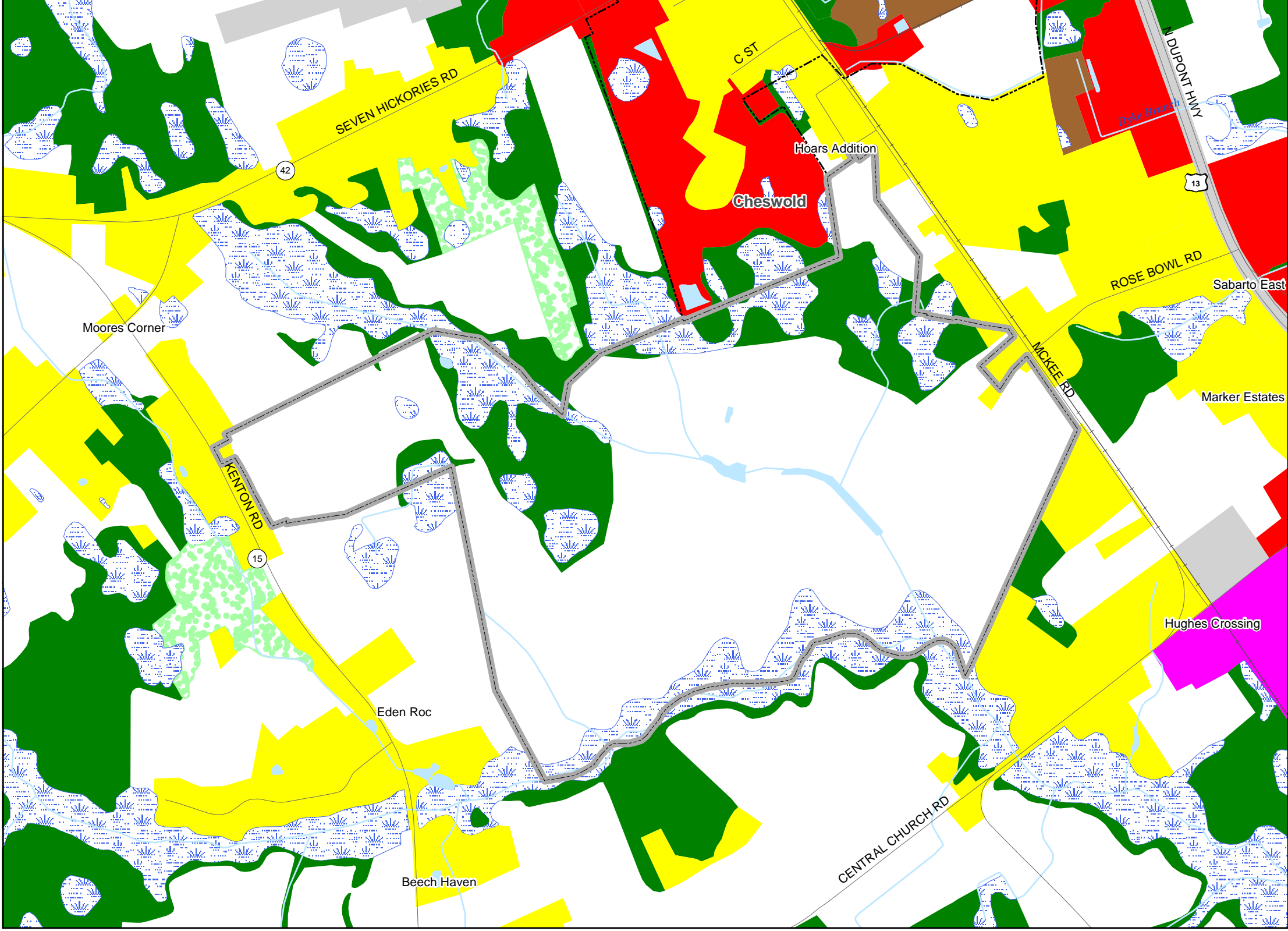
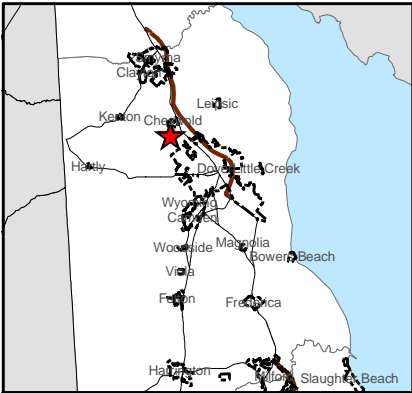
-  Project Area
-  Municipalities
- 2002 Land Use/Land Cover**
-  Residential
-  Commercial/Urban
-  Industrial
-  Trans./Comm./Utilities
-  Institutional/Governmental
-  Recreational
-  Agriculture
-  Scrub/Clear Cut
-  Forest
-  Water
-  Wetlands/Wet Woods
-  Beach/Sandy Area
-  Extraction/Transition



1:12,000



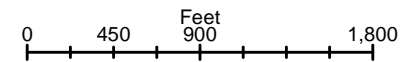
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Preliminary Land Use Service (PLUS)

Villages of Noble's Pond
2004-03-05

2002 False-Color
InfraRed Orthophotography



1:12,000



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